

BRAND

Land Use

Applicant's Submittal for 1st Open Record Period **ending October 9th at 4:00pm**

Unmet or Partially Met Items Identified by Staff

The following table summarizes each item staff believes was not addressed or not adequately addressed in the application, as identified in the Washington County Staff Report and Recommendation for Casefile L2500028-D(R)/A/Appeal.

Item #	Code Section	Issue
1	203-3	Neighborhood meeting notes did not include addresses for all attendees.
2	203-3 / R&O 06-20 III.G(d)	Applicant did not provide evidence that attendee addresses were requested or that attendees refused to provide them.
3	408-10.1(A)	A pedestrian connection from the street to the main entrance is required because the development generates more than 14 ADT; proposed connection does not comply.
4	408-10.3(A)	Pedestrian connection must be as direct as practicable; proposed route is not clearly compliant.
5	408-10.3(B)	Pedestrian connection parallel to auto travel lane must be safely separated by a raised path, curb, bollards, or landscaping; proposed design lacks required separation.
6	408-10.3(C)	Pedestrian connection must be at least 5 feet wide when bicycle travel is otherwise accommodated; proposed width is 4 feet.
7	413-3.2	Minimum aisle width for two-way traffic and emergency access is 24 feet; proposed access aisle is 20 feet wide.

8	408-10 + 413-3 (Combined)	Combined 20-foot easement is insufficient to accommodate both compliant access aisle and pedestrian path (total minimum required = 29 feet).
9	415-4.2	Illumination levels exceed 0.5 foot-candles at property lines.
10	415-4.3	Some proposed luminaires have cutoffs greater than 90 degrees, which do not comply with residential district standards.
11	435-3.2(B)	Adjustment criteria not satisfied; findings do not demonstrate compliance.
12	415-2	Lighting plan missing complete cutoff documentation for all fixtures.
13	408-10	Applicant's narrative and appeal did not directly address pedestrian connection standards.
14	413	Applicant's narrative and appeal did not directly address parking lot design standards.

Applicant's Response to Each Item

1. Code Section 203-3 – Neighborhood Meeting Addresses

Staff Comment: Neighborhood meeting notes did not include addresses for all attendees.

Response:

The applicant conducted the required neighborhood meeting on May 28, 2024, after posting the meeting sign on May 6, 2024, and mailing letters on May 3, 2024. Attendees who were willing to share their addresses provided them, and those addresses were included in the submittal package submitted to the County on July 24, 2024, and again in hard copy on August 5, 2024. Several attendees declined to provide their addresses, which is permissible under Resolution & Order 06-20. The applicant fulfilled the requirement to request addresses and document those who voluntarily provided them. The standard has therefore been met to the greatest extent practicable.

2. Code Section 203-3 / Resolution & Order 06-20 III.G(d) – Evidence of Request

Staff Comment: Applicant did not provide evidence that addresses were requested or refused.

Response:

The submitted sign-in sheet demonstrates that the applicant explicitly requested each attendee's address by providing a designated column for that information. This documentation, included in the original application materials submitted prior to BRAND's involvement, shows that addresses were solicited. Blank fields represent attendees who opted not to provide an address. This record meets the requirement to show that addresses were requested and that non-provision was the result of attendee choice.

3. Code Section 408-10.1(A) – Required Pedestrian Connection

Staff Comment: A pedestrian connection from the street to the main entrance is required because the development generates more than 14 ADT.

Response:

A pedestrian connection is provided along the shared access drive connecting the public street to the building entrance. The path is delineated with pavement striping and separated from the vehicle travel lane by a series of speed bumps, creating both visual and physical separation between modes. The path offers a direct, safe, and convenient route consistent with the intent of 408-10.1(A). The applicant requests an adjustment recognizing that, due to the existing 20-foot easement constraint, a separated walkway with landscaping or curbs is not feasible. The proposed solution equally meets the purpose of the standard by ensuring pedestrian safety and accessibility.

4. Code Section 408-10.3(A) – Directness of Connection

Staff Comment: Pedestrian connection must be as direct as practicable.

Response:

The walkway alignment follows the most direct feasible route between the public sidewalk and the primary building entrance, given the fixed location of the shared access easement and existing structures. The design minimizes unnecessary deviation and ensures clear visibility along the path. The proposed alignment satisfies the "as direct as practicable" requirement and maintains safe separation through speed bump features.

5. Code Section 408-10.3(B) – Separation from Travel Lane

Staff Comment: Path parallel to travel lane must be separated by curb, bollards, or landscaping.

Response:

The pedestrian path is separated from the vehicle travel lane through the installation of speed bumps positioned between the striped walkway and the driving surface. These elements serve the same purpose as curbs or bollards by creating a tactile and physical barrier that slows vehicle movement and provides a clear delineation of pedestrian space. The adjustment acknowledges the constrained 20-foot easement but demonstrates that the intent of the standard is equally achieved through these physical separation features.

6. Code Section 408-10.3(C) – Minimum Width

Staff Comment: Pedestrian path must be at least 5 feet wide; proposed is 4 feet.

Response:

The walkway is 4 feet wide, which reflects the maximum feasible width within the existing 20-foot easement while still maintaining functional two-way vehicle access. The combination of a dedicated striped lane, speed bump separation, and direct routing ensures pedestrian safety. The adjustment request demonstrates that the purpose of the width requirement is fully met under site constraints.

7. Code Section 413-3.2 – Aisle Width

Staff Comment: Two-way access aisle required to be 24 feet; proposed is 20 feet.

Response:

The existing 20-foot easement governs the width available for vehicular and pedestrian circulation. The proposed design accommodates two-way vehicle movement and has been reviewed for functional access, including emergency vehicle maneuvering. The adjustment is necessary

due to fixed physical and legal constraints and demonstrates that the intent of the standard is met.

8. Code Sections 408-10 and 413-3 (Combined) – Width Conflict

Staff Comment: The 20-foot easement is insufficient to accommodate both a compliant aisle and pedestrian path.

Response:

Through thoughtful design, the 20-foot easement accommodates both modes of travel. The striped pedestrian walkway and speed bump separation delineate pedestrian space while maintaining adequate room for two-way vehicle flow. The adjustment addresses both dimensional standards concurrently, ensuring the purpose of each is achieved within existing constraints.

9. Code Section 415-4.2 – Illumination Levels

Staff Comment: Illumination levels exceed 0.5 foot-candles at property lines.

Response:

The applicant's lighting engineer has revised the photometric plan (Sheets E100–E102) to ensure illumination levels at all property lines are within the 0.5 foot-candle maximum. The updated plans demonstrate full compliance with Section 415-4.2. No further modification is necessary; the requirement is now satisfied as part of the current submittal.

10. Code Section 415-4.3 – Fixture Cutoff

Staff Comment: Some proposed luminaires have cutoffs exceeding 90 degrees.

Response:

All proposed luminaires have been updated to include full cutoff shielding not exceeding 90 degrees, as shown in the revised lighting sheets (E100–E102). Manufacturer cut sheets confirm each fixture meets or exceeds full cutoff requirements under Section 415-4.3. The lighting design now complies in full without need for conditions of approval.

11. Code Section 435-3.2(B) – Adjustment Criteria

Staff Comment: Adjustment criteria not satisfied.

Response:

The requested adjustments satisfy 435-3.2(B) because the purposes of the affected standards are equally or better met through the proposed design. Pedestrian Safety: The striped path and speed bump separation provide safe, clear pedestrian access. Vehicle Circulation: The 20-foot aisle ensures functional two-way access. Strict compliance would require infeasible redesign due to easement constraints and would not yield a safer or more functional outcome.

12. Code Section 415-2 – Lighting Documentation

Staff Comment: *Lighting plan missing cutoff documentation.*

Response:

The revised lighting sheets (E100–E102) now include detailed photometric calculations and fixture specifications, demonstrating full compliance with Sections 415-2 and 415-4. The documentation confirms all luminaires provide required shielding and illumination levels. No further conditions are necessary, as the revised plans resolve the issue.

13. Code Section 408-10 – Narrative Omission

Staff Comment: *Narrative did not directly address pedestrian connection standards.*

Response:

This response provides a direct demonstration of compliance with 408-10.1 and 408-10.3, showing that the connection is provided, properly delineated, and physically separated through speed bumps. The adjustment demonstrates the purpose of the standard is achieved.

14. Code Section 413 – Narrative Omission

Staff Comment: *Narrative did not directly address parking lot design standards.*

Response:

This response directly addresses 413-3.2 and explains that the 20-foot aisle functions safely for two-way access within site constraints. The adjustment provides compliance with the intent of the standard by ensuring safe, efficient circulation.

Canyon Lane Apartments — Project Summary and Applicant Efforts

The Canyon Lane Apartments proposal represents a modest, well-designed twelve-unit multifamily housing development located within the County's R-24 zoning district, where multifamily residential use is permitted outright. The project delivers needed housing consistent with the intent of the Comprehensive Plan and zoning provisions encouraging a variety of residential types at appropriate densities.

The application satisfies all clear and objective standards for multifamily housing, including density, setbacks, building height, parking, bicycle facilities, landscaping, utilities, and building design. The sole request is an adjustment to allow continued use of the existing 20-foot-wide private access easement, while incorporating a safe, physically separated pedestrian walkway within that corridor.

Over the course of more than 21 months, the applicant has demonstrated persistent, good-faith efforts to meet every applicable standard and respond promptly to County feedback. Despite full cooperation and repeated submissions, the County's review process was marked by extended delays, inconsistent communication, and a failure to comply with the statutory 30-day completeness requirement under ORS 215.427(1), resulting in unreasonable cost and delay contrary to ORS 197.307(4), which governs the review of needed housing.

Project Background

Access to the property is provided by an existing 20-foot private easement that serves multiple properties. This easement is legally fixed and cannot be widened. In collaboration with County staff and Tualatin Valley Fire and Rescue (TVFR), the applicant developed a compliant design that provides a striped four-foot pedestrian walkway along one side of the easement, physically separated from the vehicle travel lane with a series of speed bumps.

This configuration ensures pedestrian safety while preserving two-way vehicle access and emergency response clearance. TVFR has provided written confirmation that this design is acceptable and does not impede fire access. A traffic engineering analysis further confirms that Canyon Lane experiences low traffic volumes and that the proposed layout will operate safely and efficiently. All other aspects of the development, including on-site circulation, lighting, utilities, and site improvements, conform to clear and objective development standards and will be verified during building permit review.

Project Timeline

Pre-Application Process

October 27, 2023 – The applicant submitted an online request for a pre-application conference as required by County procedures. After speaking with Frank, they did respond rather quickly and Frank paid, but then they never responded and Frank went to the County as no one would return calls or emails, once there they set up the meeting.

December 20, 2023 – The pre-application conference was held, 54 days after the initial request. The County's official pre-application notes explicitly directed the applicant to pursue an adjustment to the driveway width due to the legal and physical constraints of the fixed 20-foot access easement.

Neighborhood Meeting and Application Submittal

May 3, 2024 – Neighborhood meeting notices mailed.

May 6, 2024 – Neighborhood meeting sign posted on site.

May 28, 2024 – Neighborhood meeting held; the applicant created a sign-in sheet including names and addresses from all attendees who voluntarily provided them.

July 24, 2024 – Application and materials submitted electronically.

August 5, 2024 – Hard copies of the complete application delivered to the County.

August 12, 2024 – Updated submittal provided to incorporate minor clarifications.

Procedural Delay and Statutory Violation

Under ORS 215.427(1), a local government is required to notify the applicant within 30 days whether an application is complete or incomplete. The statutory deadline for the County to issue a completeness determination for this application was August 23, 2024 (30 days from the July 24 submission).

However, the County failed to issue any completeness letter or communication by the deadline. The first County communication regarding completeness occurred on September 27, 2024, which is 64 days after submittal and 34 days beyond the statutory limit. This failure to meet the 30-day deadline constitutes a procedural error under ORS 215.427(1). During this period, the applicant could not move forward and incurred unnecessary delay and additional expense. After the late completeness review, the County issued multiple successive requests for additional information over the following five months:

- October 20, 2024 – Applicant resubmitted requested materials.
- November 19, 2024 – County issued a second request for more information.
- December 9, 2024 – Applicant resubmitted again.
- January 9, 2025 – Applicant provided another resubmittal.
- January 23, 2025 – County issued yet another request for information.

Having responded repeatedly and in good faith, the property owner formally requested on January 25, 2025, that the County deem the application complete pursuant to ORS 215.427(2). Only then, on January 27, 2025, did the County finally deem the application complete.

Continued Coordination and Design Refinements

February 7, 2025 – Meeting held with Paul, the pre-application planner, to review the project's history and difficulties with the assigned planner.

March 6, 2025 – Meeting with County staff (Carol), the applicant, and consultant, during which staff confirmed support for the striped four-foot pedestrian zone with speed bumps and requested TVFR review.

March 19–20, 2025 – Applicant secured written confirmation from TVFR that the design is acceptable for emergency access.

April–July 2025 – Applicant continued submitting all requested information, including grading plans and narrative revisions, addressing each item identified by staff.

Despite full compliance with County direction and agency feedback, the County issued a denial on August 1, 2025.

Procedural Concerns

1. Failure to Meet Statutory Completeness Deadline: County exceeded the 30-day completeness determination requirement by 34 days, constituting procedural error and creating unreasonable delay in violation of ORS 215.427(1).
2. Shifting Expectations: Staff initially directed the applicant to pursue an adjustment to the driveway width due to constraints, then later disregarded this guidance, introducing new objections inconsistent with earlier direction.
3. Cumulative Effect of Delay: The County required seven separate submittals over an 11-month period, delaying final review and increasing costs. These actions collectively violate ORS 197.307(4), which requires housing to be processed under clear and objective standards and prohibits processes that discourage housing through unreasonable cost or delay.

Clear and Objective Housing Standards

ORS 197.307(4) provides: “A local government may apply only clear and objective standards, conditions and procedures regulating the development of housing, **and may not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.**”

This application satisfies all clear and objective standards for multifamily housing. The requested adjustment is specifically authorized by the County’s development code and is supported by pre-application direction from County staff, traffic engineer analysis confirming safe operations, TVFR written approval of the pedestrian path and emergency

access, and compliance with all measurable code standards. The denial, based on process and subjective interpretation, is inconsistent with state housing law.

Conclusion

The record establishes that the Canyon Lane Apartments application complies with all clear and objective standards, provides a safe and functional site design, incorporates agency-approved pedestrian and emergency access, and was delayed through no fault of the applicant.

The County's failure to act within statutory timeframes, shifting direction, and repeated requests for additional materials resulted in procedural error and unreasonable delay in violation of ORS 215.427 and ORS 197.307.

The applicant respectfully requests that the Hearings Officer reverse the denial and approve the development with the requested adjustment, which fully satisfies the intent and purpose of the County's standards.

Exhibits:

Attachment A – Photometric Plan E100

Attachment B – Photometric Plan E101

Attachment C - Photometric Plan E102

Attachment D – Neighborhood Meeting Documents Provided to County At First Submittal

Attachment E – Letter Detailing Denial of Application is a Taking

PRELIMINARY
NOT FOR
CONSTRUCTION

LAND USE ISSUE

Date: 03.26.2025
Proj No:
Drawn By: DMT
Chkd By: RLG
DSGN By: DMT
Acad File:

CANYON LANE APARTMENTS
NEW CONSTRUCTION PROJECT
6603 SW CANYON LANE
PORTLAND, OREGON
ELECTRICAL LEGEND & DETAILS



Consulting Engineers
2007 S.E. Ash St.
Portland, OR 97214
PH: (503) 234-0548
FAX: (503) 234-0677
WWW.MFA-ENG.COM

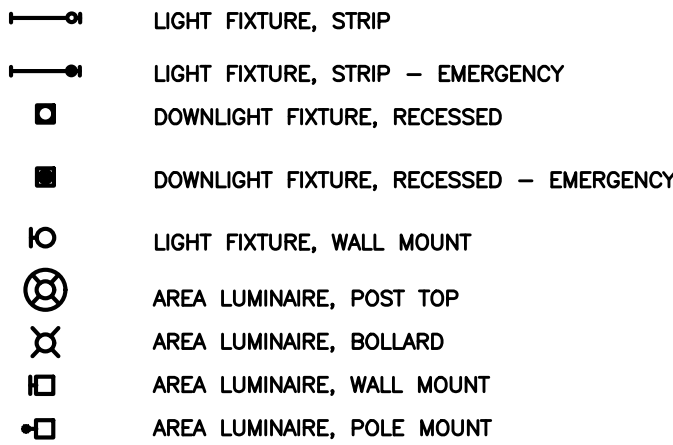
SHEET

E100

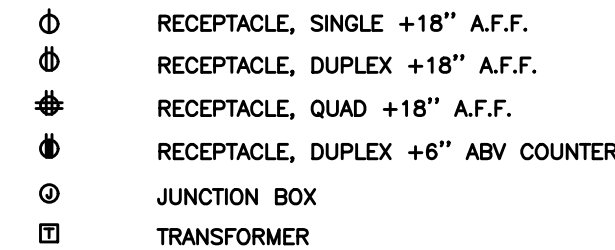
OF

ELECTRICAL SYMBOL LIST

LIGHTING SYMBOLS



POWER SYMBOLS



ABBREVIATIONS

'A'	LIGHT FIXTURE TYPE (SEE FIXTURE LIST)
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINAL GRADE
A.F.I.	ARC FAULT INTERRUPTER
A.T.S.	TRANSFER SWITCH, AUTOMATIC
C	CONDUIT
C.O.	CONDUIT ONLY
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
C.T.	CURRENT TRANSFORMER
(E)	EXISTING
E.L.	EMERGENCY LIGHT
E.L.C.	EXTERIOR LIGHTING CONTROL
FACP	FIRE ALARM CONTROL PANEL
G.F.I.	GROUND FAULT INTERRUPTER
GND	GROUND
H.I.D.	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
I.G.	ISOLATED GROUND
I R	INFRARED
JB	JUNCTION BOX
LCP	LIGHTING CONTROL PANEL
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
M.T.S.	TRANSFER SWITCH, MANUAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.L.	NIGHT LIGHT
OL	OVERLOAD
O.L.C.	OFFICE LIGHTING CONTROL
P	POLE
P.A.	PUBLIC ADDRESS
PC	PARTIAL CIRCUIT
PH	PHASE
PRI	PRIMARY
R.T.U.	REMOTE TELEMETRY UNIT
SEC	SECONDARY
SCCR	SHORT CIRCUIT CURRENT RATING
T.V.S.S.	TRANSIENT VOLTAGE SURGE SUPPRESSOR
U.G.	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
VFD	VARIABLE FREQUENCY DRIVE
W	WIRE
W.G.	WIRE GUARD
W.P.	WEATHERPROOF
W.T.	WATERTIGHT
X.P.	EXPLOSION PROOF

1. SYMBOLS & ABBREVIATIONS MAY OR MAY NOT APPLY TO PROJECT

GENERAL CONSTRUCTION NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGHLY REVIEWING THE PLANS AND SPECIFICATION DOCUMENTS PRIOR TO THE START OF ANY WORK. ANY DISCREPANCIES IN THE PROJECT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND PRIOR TO THE START OF ANY WORK.

ALL DIMENSIONS ARE MEASURED TO THE CENTER OF THE DEVICE ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED AS IS STANDARD BUILDING PRACTICE.

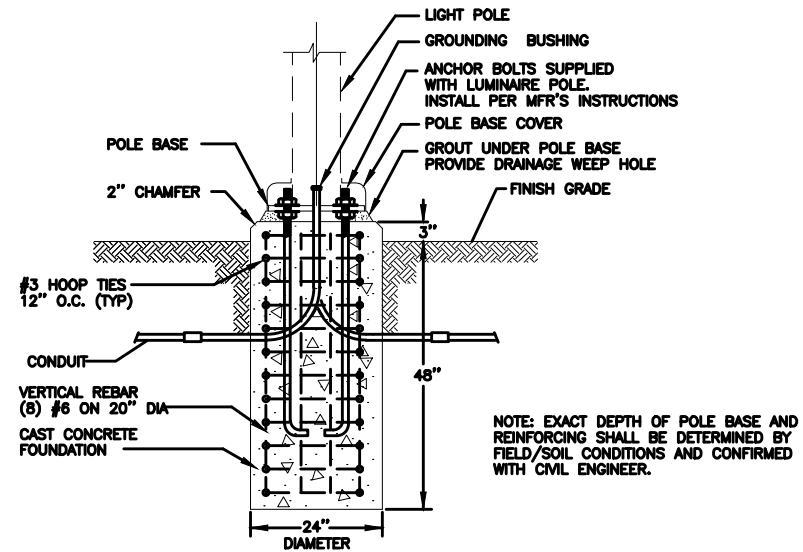
ALL ELECTRICAL PLANS ARE DIAGRAMMATICAL AND THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF DEVICES AND FIXTURES.

THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTATION AND COORDINATE WITH ALL OTHER TRADES THROUGHOUT THE COURSE OF THE PROJECT.

ALL WORK SHALL BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE TO BE INFORMED OF ALL SUCH CODES AS THEY APPLY TO THE SCOPE OF THE PROJECT.

GENERAL NOTES:

- ELECTRICAL DRAWINGS ARE DIAGRAMMATICAL AND MAY NOT ACCURATELY REFLECT ACTUAL CONSTRUCTION CONDITIONS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL ELECTRICAL EQUIPMENT, WITH ALL TRADES PRIOR TO AND DURING CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE & NATIONAL CODES.
- CONTRACTOR SHALL REVIEW THE DIVISION 26 SPECIFICATIONS AND THE ENTIRE DRAWING PACKAGE FOR THIS PROJECT PRIOR TO THE START OF ANY WORK.
- THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH ALL OTHER TRADES AND PROVIDE THE APPROPRIATE POWER CONNECTION(S) AND COORDINATE EXACT LOCATIONS PRIOR TO ROUGH IN.
- THE ELECTRICAL CONTRACTOR SHALL IMMEDIATELY ADVISE THE ARCHITECT OF ANY DISCREPANCIES DISCOVERED WITHIN THE DOCUMENTS.
- ALL PRODUCT SUBMITTALS AND SUBSTITUTIONS SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLACING ANY ORDERS.
- THE ELECTRICAL CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS AND FINISHES OF DEVICES AND FIXTURES.
- REFER TO ENLARGED TYPICAL UNIT PLANS (E4 SERIES SHEETS) FOR TYPICAL POWER & LIGHTING LAYOUTS FOR THE APARTMENT UNITS.
- REFER TO INTERIOR DECORATOR AND/OR ARCHITECTURAL DRAWINGS FOR EXACT LOCATION(S) AND ELEVATIONS FOR FIXTURES & DEVICES.
- ELECTRICAL PANELS LOCATED IN PUBLIC OR UNSECURED SPACES SHALL BE PROVIDED WITH A LOCKABLE DOOR PANEL.
- SERVICE ENTRANCE AND METERING EQUIPMENT SHOWN TO APPROXIMATE SCALE, BASED ON INDUSTRY STANDARD PRODUCTS. ELECTRICAL CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT WILL FIT THE SPACE AND MAINTAIN REQUIRED WORKING CLEARANCES.
- COORDINATE WITH LOCAL UTILITY PROVIDER FOR EXACT SERVICE CONDUIT AND CONDUCTORS REQUIREMENTS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH PGE ELECTRICAL SERVICE REQUIREMENTS.
- THERE SHALL BE NO SURFACE MOUNTED DEVICES OR PATHWAYS (CONDUIT, ETC.) IN ANY PUBLICLY ACCESSIBLE SPACES, INCLUDING STAIRWELLS AND EXIT PASSAGEWAYS WITHOUT PRIOR APPROVAL BY OWNER AND ARCHITECT. ROUTE ALL PATHWAYS WITHIN STUD CAVITIES OR ABOVE FINISHED CEILINGS.
- ELECTRICAL CONTRACTOR SHALL CONSULT ARCHITECTURAL AND INTERIOR DECORATOR'S PLAN DOCUMENTS SUCH AS INTERIOR ELEVATIONS, REFLECTED CEILING PLANS, ETC., FOR FIXTURE AND DEVICE DIMENSIONS NOT OTHERWISE NOTED ON THE ELECTRICAL PLANS.



2 POLE BASE MOUNTING DETAIL
E1.01 NO SCALE

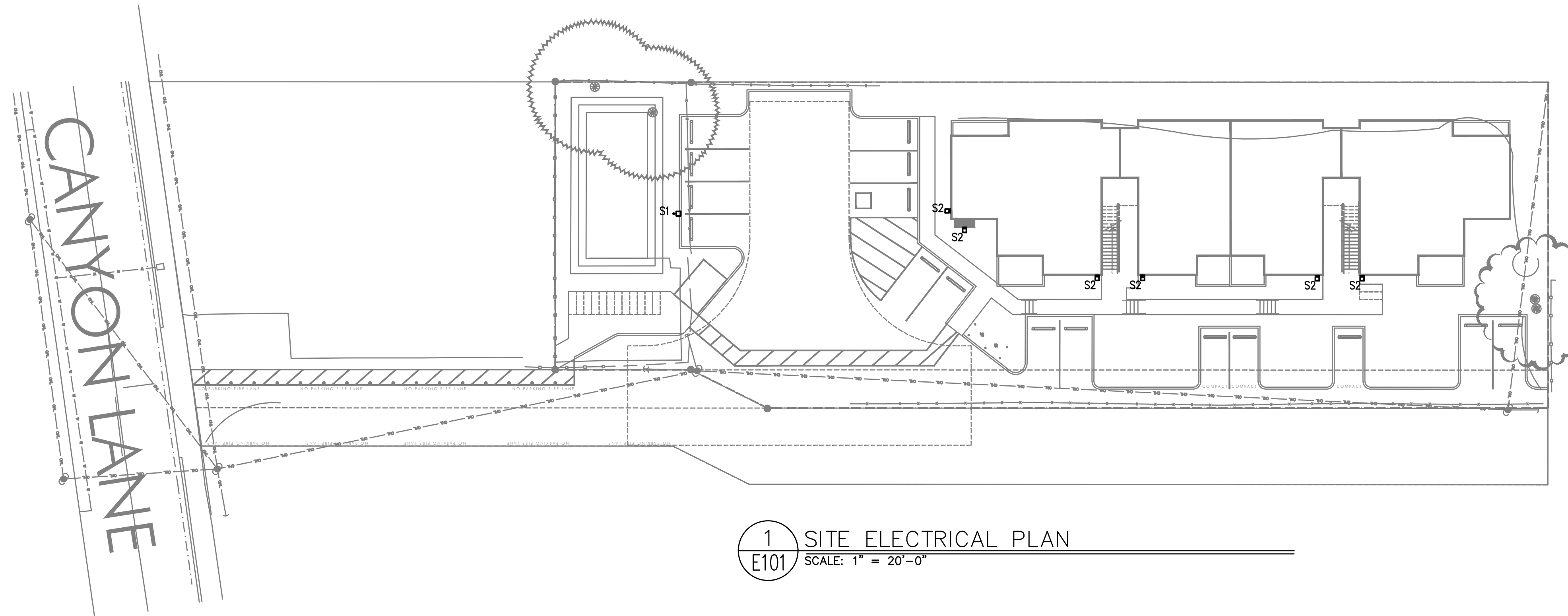
GENERAL LIGHTING NOTES:

- VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IMMEDIATELY.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES.
- DESIGN INTENT IS TO MEET MINIMUM IES RECOMMENDED LIGHT LEVELS. FINAL DESIGN SHALL MEET STATE ENERGY CODE REQUIREMENTS.
- ALL FIXTURE FINISHES SHALL BE PER OWNER AND/OR ARCHITECT DIRECTION.

LIGHTING FIXTURE LIST

TYPE	LAMP	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	OPTIONS
S1	LED 4000K 4900 LM (34W)	LITHONIA (OR APPROVED EQUAL)	DSXO P1 SERIES	TYPE :AREA LIGHT MOUNTING :POLE MOUNT (+18'-0") HOUSING :CAST ALUMINUM LENS/REFL :TYPE FFW DISTRIBUTION VOLTAGE :MVOLT BALLAST :LED DRIVER	FINISH PER ARCHITECT. PROVIDE WITH PHOTOCCELL & MEANS TO REDUCE LIGHT LEVELS DURING PERIODS OF INACTIVITY. PROVIDE WITH HOUSE SIDE SHIELD.
S2	LED 5000K 2998LM (24W)	RAB LIGHTING (OR APPROVED EQUAL)	WP2LED24 SERIES	TYPE :EXTERIOR WALL SCONCE MOUNTING :SURFACE (+12'-0") HOUSING :ALUMINUM LENS/REFL :ACRYLIC VOLTAGE :MVOLT BALLAST :LED DRIVER	FINISH PER ARCHITECT. VERIFY EXACT MOUNTING HEIGHT. PROVIDE WITH PHOTOCCELL.

Attachment B



GENERAL NOTES:

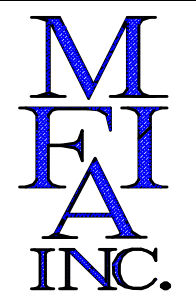
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|---|---|
| <p>A. ELECTRICAL DRAWINGS ARE DIAGRAMMATICAL AND MAY NOT ACCURATELY REFLECT ACTUAL CONSTRUCTION CONDITIONS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL ELECTRICAL EQUIPMENT, WITH ALL TRADES PRIOR TO AND THROUGHOUT PROJECT CONSTRUCTION.</p> | <p>P. CONTRACTOR SHALL CONSULT PATIO HEATER MANUFACTURER DOCUMENTATION FOR ADDITIONAL INFORMATION PERTAINING TO INSTALLATION PRIOR TO ROUGH IN. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MECHANICAL CONTRACTOR.</p> |
| <p>B. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.</p> | <p>R. ANY EXPOSED CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE IN A NEAT AND CLEAN MANNER TO CONCEAL CONDUIT RUNS AS MUCH AS POSSIBLE.</p> |
| <p>C. THE ELECTRICAL CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS AND FINISHES OF DEVICES AND FIXTURES.</p> | <p>S. CUSTOMER TO PROVIDE ALL TRENCHING AND BACKFILLING. TRENCH TO BE 36 INCHES DEEP AND 30 INCHES WIDE, MEASURED FROM FINAL GRADE.</p> |
| <p>D. CANOPY LIGHTING SHALL BE CIRCUITED VIA TIME CLOCK CONTROL, SET FOR PERIODS OF OPERATION.</p> | <p>T. UTILITY PROVIDER'S CONDUCTORS TO BE INSTALLED IN GRAY SCHEDULE 40, ELECTRICAL GRADE, PVC CONDUIT WITH NYLON PULL STRINGS (MIN 500 LBS. TEST). UTILITY PROVIDER TO DETERMINE THE SIZE AND NUMBER OF CONDUITS REQUIRED. ALL ELBOWS TO BE 36 INCH (MIN) RADIUS. ALL BENDS MAY BE FACTORY MADE. IF MORE THAN 270 DEGREES OF BENDS OR IF RUN IS LONGER THAN 150 FEET, BENDS MUST BE RIGID STEEL.</p> |
| <p>E. POLE MOUNTED AREA LIGHTS AND DINING AREA LIGHTING SHALL BE PROVIDED WITH DUSK-TILL-DAWN PHOTOCELL CONTROLS. ADDITIONALLY, AREA LIGHTS SHALL BE PROVIDED WITH THE ABILITY TO DIM DURING PERIODS OF LOW ACTIVITY AND RETURN TO FULL OUTPUT UPON OCCUPANCY.</p> | <p>U. CONSULT WITH UTILITY PROVIDER'S REPRESENTATIVE 2 WEEKS BEFORE STARTING MAIN POWER TRENCHING FOR A PRE-CONSTRUCTION CONFERENCE. INCLUDED IN THIS CONFERENCE WILL BE EXCAVATOR, UTILITY PROVIDER, TELCO, CATV, AND GAS.</p> |
| <p>F. REFER TO SHEET E100 FOR LIGHT FIXTURE SCHEDULE.</p> | <p>V. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES BEFORE TRENCHING. COORDINATE WITH CIVIL.</p> |
| <p>G. ELECTRICAL SERVICE ENTRANCE EQUIPMENT DESIGN IS BASED ON TYPICAL PRODUCTS. ACTUAL PRODUCTS USED MAY DIFFER IN SIZE AND CONFIGURATION AND SHALL BE NOTED IN FINAL PROJECT DOCUMENTS.</p> | |
| <p>H. COORDINATE WITH LOCAL UTILITY PROVIDER FOR EXACT SERVICE CONDUIT AND CONDUCTORS REQUIREMENTS.</p> | |
| <p>J. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE PROVIDER'S ELECTRICAL SERVICE REQUIREMENTS.</p> | |
| <p>K. U.G. PRIMARY FEEDER SHALL HAVE A MINIMUM 48 INCH BURY.</p> | |
| <p>L. U.G. SECONDARY FEEDER SHALL HAVE A MINIMUM 36 INCH BURY.</p> | |
| <p>M. REFER TO SHEET E111 FOR TYPICAL FEEDER SCHEDULE.</p> | |
| <p>N. SECONDARY CONDUIT SWEEPS SHALL BE MINIMUM 60 INCH RADIUS WITH A MINIMUM OR 7'-0" STRAIGHT CONDUIT RUN BETWEEN SWEEPS.</p> | |
| <p>O. LOCATION AND INSTALLATION OF THE PRIMARY AND SECONDARY CONDUITS, TRANSFORMER, ETC. SHALL BE PROVIDED PER PGE ELECTRICAL SERVICE REQUIREMENTS.</p> | |

PRELIMINARY
NOT FOR
CONSTRUCTION

LAND USE ISSUE

Date: **03.26.2025**
 Proj No:
 Drawn By: **DMT**
 Chkd By: **RLC**
 DSGN By: **DMT**
 Acad File:

CANYON LANE APARTMENTS
NEW CONSTRUCTION PROJECT
6603 SW CANYON LANE
PORTLAND, OREGON
SITE LIGHTING PLAN

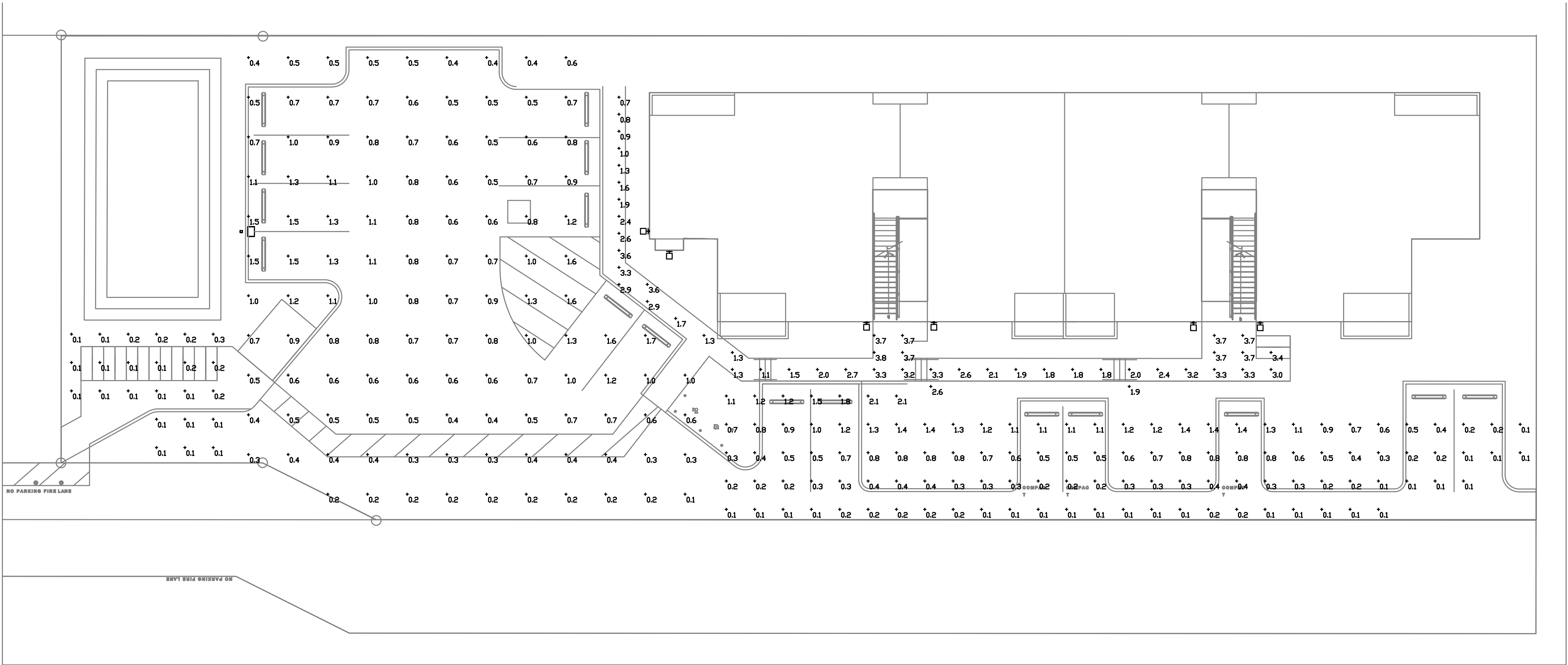


Consulting Engineers
2007 S.E. Ash St.
Portland, OR 97214
PHN: (503) 234-0548
FAX: (503) 234-0677
WWW.MFIA-ENG.COM

SHEET

E101

OF



1 SITE PLAN – PHOTOMETRIC STUDY
E102 SCALE: N.T.S.

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	S1	1	LITHONIA LIGHTING	DSX0 LED P1 40K 70CRI TFTM	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Forward Throw	1	4896	0.95	33.21
	S2	6	LITHONIA LIGHTING	WSQ LED 1 10A700/ 40K SR3 MVOLT	WSQ LED WITH 1 MODULE, 10 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	1	2011	0.95	24.2

Statistics						
Description	Symbol	Max	Avg	Min	Max/Min	Avg/Min
Bldg Walkways	+	3.8 fc	2.5 fc	0.7 fc	5.4:1	3.6:1
E. Parking Lot	+	2.1 fc	0.6 fc	0.1 fc	21.0:1	6.0:1
S. Parking Lot	+	1.7 fc	0.7 fc	0.1 fc	17.0:1	7.0:1

- NOTES:
1. Photometric studies are for reference only and shall not be used for construction purposes.
 2. Photometric data is based on manufacturer provided IES files and may differ from actual field measurements.
 3. Light levels are measured at grade.
 4. For the purposes of this study, areas with "0.0" lumen levels have been masked to provide the statistics shown in the table.
 5. This study does not reflect light contribution from existing street lights or lights on adjacent properties.
 6. Refer to site lighting plan on sheet E101 and the fixture schedule on sheet E100 for more information.

PRELIMINARY
NOT FOR
CONSTRUCTION

LAND USE ISSUE

Date: 03.26.2025

Proj No:

Drawn By: DMT

Chkd By: RLG

DSGN By: DMT

Acad File:

CANYON LANE APARTMENTS
NEW CONSTRUCTION PROJECT
6603 SW CANYON LANE
PORTLAND, OREGON

SITE PLAN – PHOTOMETRIC STUDY

M
F
A
INC.

Consulting Engineers
2007 S.E. Ash St.
Portland, OR 97214
PH: (503) 234-0548
FAX: (503) 234-0877
WWW.MFIA-ENG.COM

SHEET

E102

OF

3 May 2024

Attachment D

RE: NEIGHBORHOOD REVIEW MEETING

PROPOSED 12 UNIT MULTI FAMILY PROJECT

Dear Representative/Resident:

WDC Properties is representing the owner of the property located at 6603 SW Canyon Lane in Portland, Oregon shown by the attached map.

We are proposing to construct two multi family buildings with 12 units. Project would include onsite parking.

Prior to applying to the Washington County Department of Land Use & Transportation we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that they may be considered before a land development application is submitted to the County. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with Washington County's Community Development Code and the respective Community Plan.

Pursuant to Washington County's Resolution & Order No. 2006-20, you are invited to attend meeting on:

Tuesday May 28, 2024 at 6:00PM

<https://us06web.zoom.us/j/84794974224?pwd=n83jLIWjMAHDuPhwBZWgN7utF6m8Y2.1>

Call In: 1-253-205-0468 Meeting ID: 847 9497 4224 Passcode: 862394

The meeting shall be held online on a weekday evening starting between 6 pm and 8 pm or between 9 a.m. and 5 p.m.

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the County. Depending upon the type of land use action required, you may receive official notice from Washington County for you to participate with written comments and/or an opportunity to attend a public hearing.

We look forward to more specifically discussing the proposal with you.

Sincerely

F Stock

Frank Stock

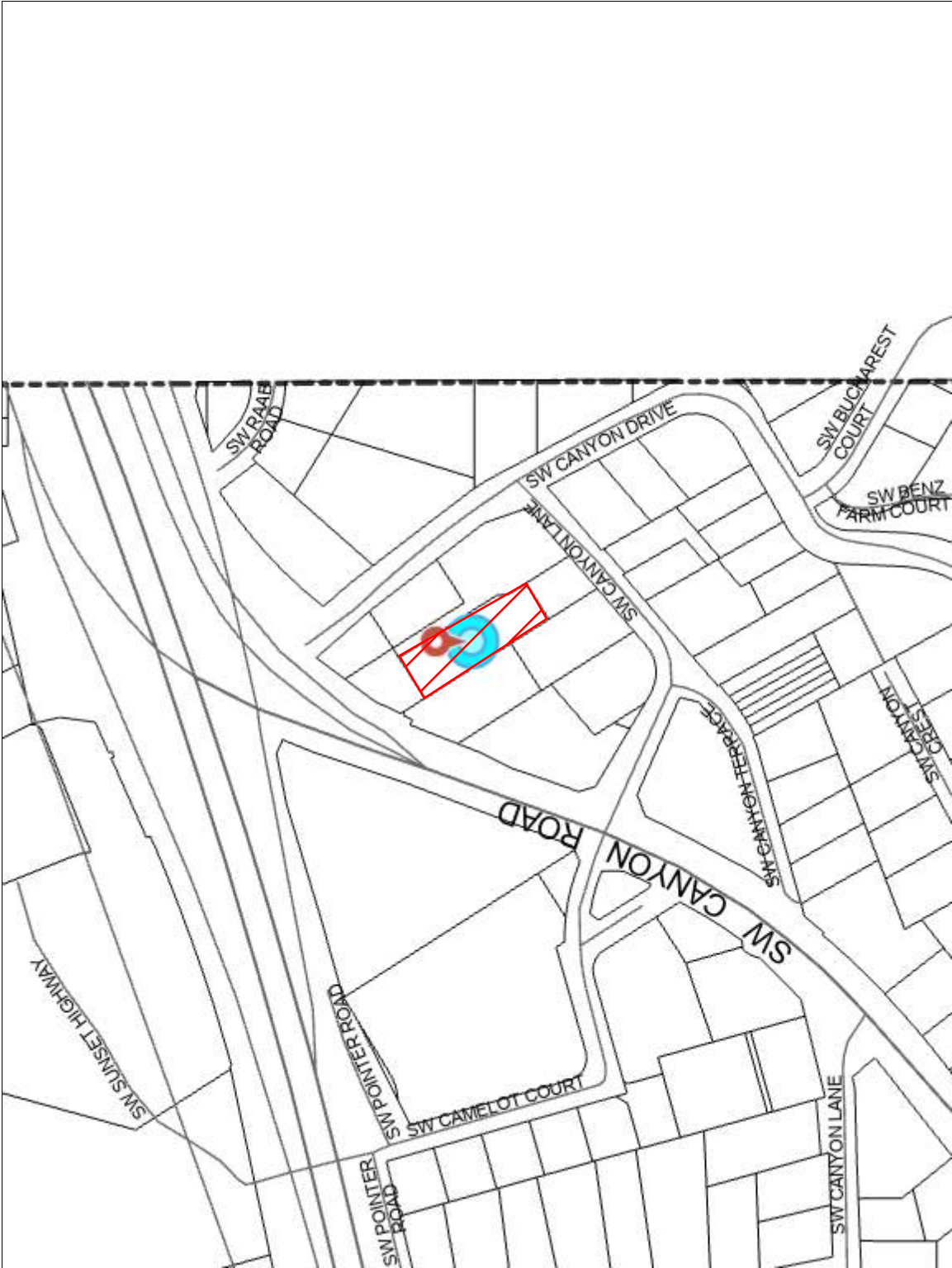
WDC Properties

PO Box 96068 Portland, OR 97217

503-221-2900 info@wdcproperties.com

Map Title

- Street Names
- Arterials
- All Streets
- Parcels
- Regional Urban Growth Boundary
- Non-Regional Urban Growth Boundaries
- Washington County Boundary



Notes

4/11/2024



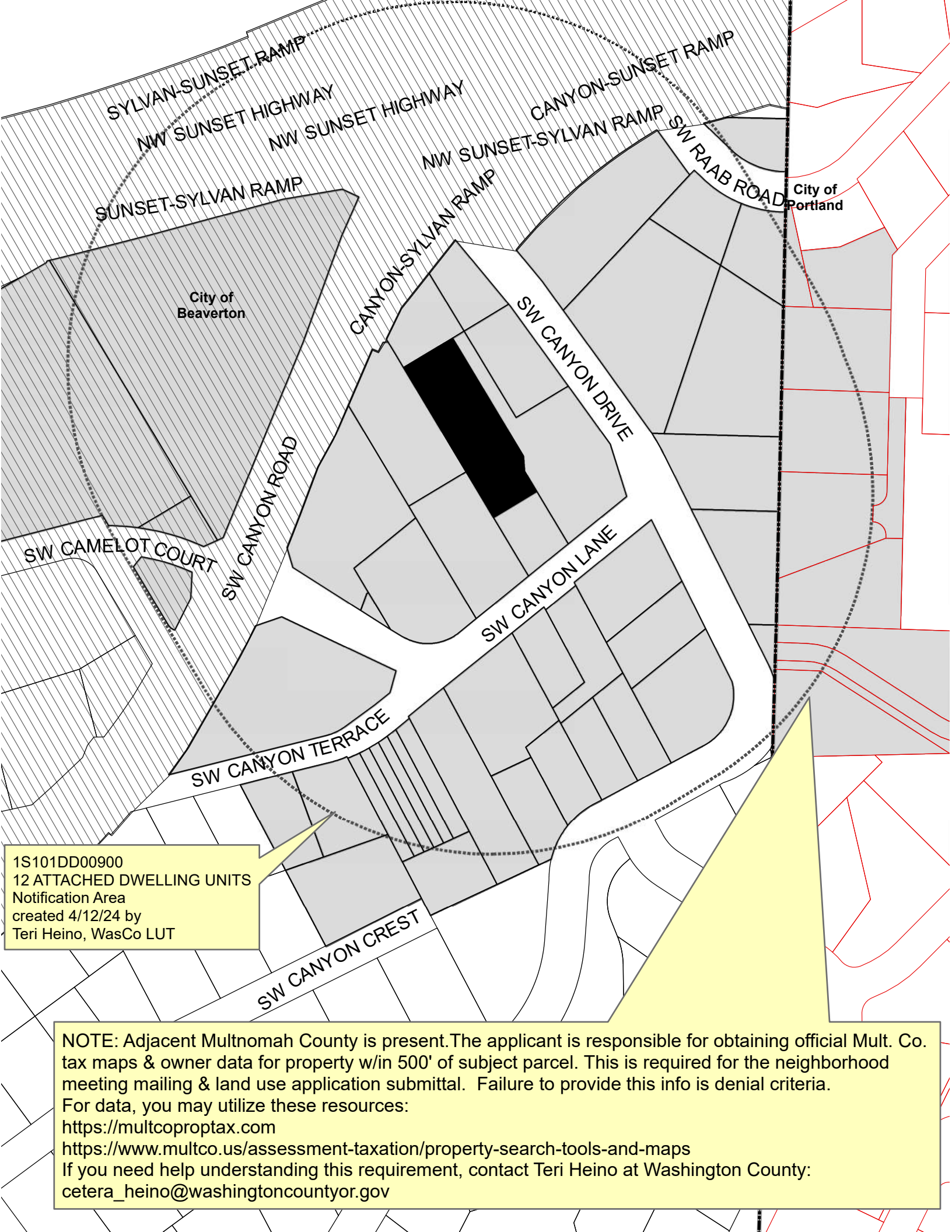
1: 4,800

1 inch = 400 feet



The information on this map was derived from digital databases on Washington County's Geographic Information System (GIS). Care was taken in the creation of this map; however, Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. Therefore, there are no warranties which accompany this production. Notification of any errors will be appreciated.

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Washington County, Oregon



1S101DD00900
12 ATTACHED DWELLING UNITS
Notification Area
created 4/12/24 by
Teri Heino, WasCo LUT

NOTE: Adjacent Multnomah County is present. The applicant is responsible for obtaining official Mult. Co. tax maps & owner data for property w/in 500' of subject parcel. This is required for the neighborhood meeting mailing & land use application submittal. Failure to provide this info is denial criteria. For data, you may utilize these resources:
<https://multcoproptax.com>
<https://www.multco.us/assessment-taxation/property-search-tools-and-maps>
If you need help understanding this requirement, contact Teri Heino at Washington County:
cetera_heino@washingtoncountyor.gov

Welcome to a Neighborhood Review Meeting (Attachment B)

The citizens of Washington County have an individual and a collective responsibility to assure that neighborhoods are developed in a manner that is consistent with Washington County's Community Development Code (CDC). Before submitting certain land use development applications* to Washington County for review, the applicant must meet with neighbors who live near the proposed development, as required by Washington County's CDC. This meeting has been scheduled by, and will be conducted by, the applicant. The applicant is sometimes the property owner but can be the property owner's representative, such as the architectural or engineering firm, builder or developer.

It must be recognized that the applicant has a right to develop or change the property involved in accordance with the CDC, the Community Plan and any previous Conditions of Approval for an approved development application. After submission, a copy of your Community Plan or the development application may be obtained from Washington County's Department of Land Use & Transportation (DLUT) for a nominal fee. Community Plans and the Community Development can be viewed on the County's website.

Community Plans: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm

Community Development Code: www.co.Washington.or.us/DevCode

MEETING PURPOSE: The purpose of a neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the Community Participation Organization (CPO) to consider the proposed application and to discuss issues/concerns before the development application is submitted to the County. This meeting gives everyone the opportunity to share with the applicant any special information about the property involved and to express all concerns about the proposed development. The applicant is required to take notes during this meeting and to provide a record of comments and their answers, which will be turned into the County as part of the development application. The meeting may be tape-recorded in order to assist an applicant with note taking, but the formal meeting minutes are required to be documented in written form, including meeting date/time, names/addresses of attendees and verbal/written comments received.

MEETING GOAL: The goal of a neighborhood meeting is to inform and encourage citizen involvement early in the development process so that the resultant development application may be more responsive to neighborhood concerns.

WHAT'S NEXT? Neighbors and others requesting notification will have opportunities, after a development application has been submitted, to express their ideas and concerns either during a public comment period or a public hearing (see Attachment C for details on Type II and Type III processes). Notification of public input/review time periods are sent to property owners with property within 500 feet of an urban development (1000 feet for rural) and as a courtesy to those registered on the sign-in sheet at the neighborhood meeting. Progress of the submitted application will be reported in the CPO Newsletters or individuals can request to be included on the notification list by contacting Current Planning at 503-846-8761, faxing your request to 503-846-2908, or email lutdev@co.washington.or.us. You can also visit the **Projects Under Review** webpage at <http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/Projects/projectsunderreview.cfm>

The development application submitted to the County may differ from the one presented at this meeting. The CPO leaders receive a copy of the complete land use development application initially proposed (including detailed drawings and descriptions) and can share that information upon request. CPO leaders' contact information is listed in the CPO newsletters. If there are serious concerns, it is necessary to be involved at each stage of the development since changes are a natural part of the development process.

To receive a copy of the County's recommendation and staff report for the application and/or the Notice of Decision and staff report for the application, you will need to become a party of record to the application. To become a party of record for a Type II application (administrative decision without a public hearing), submit a written request during the public comment period for the application. To become a party of record for a Type III application (decision requiring a public hearing) submit a written request after the notice of the hearing has been mailed and prior to the public hearing date. The Notice of Decision will be mailed to all those within the Public Notice boundary.

You are strongly discouraged from writing or calling DLUT immediately after this Neighborhood Meeting. The County will be unaware of this proposal until the development application has been submitted, at which time a case file number and staff person will be assigned. Once the application is deemed complete, notices will be sent to neighboring properties (within 500' urban and 1,000' rural) and the area CPO. Submit comments after receipt of the notice from the County and include the case file number. The DLUT Staff Report, written prior to the final Conditions of Approval, will respond to all written comments received during the comment period.

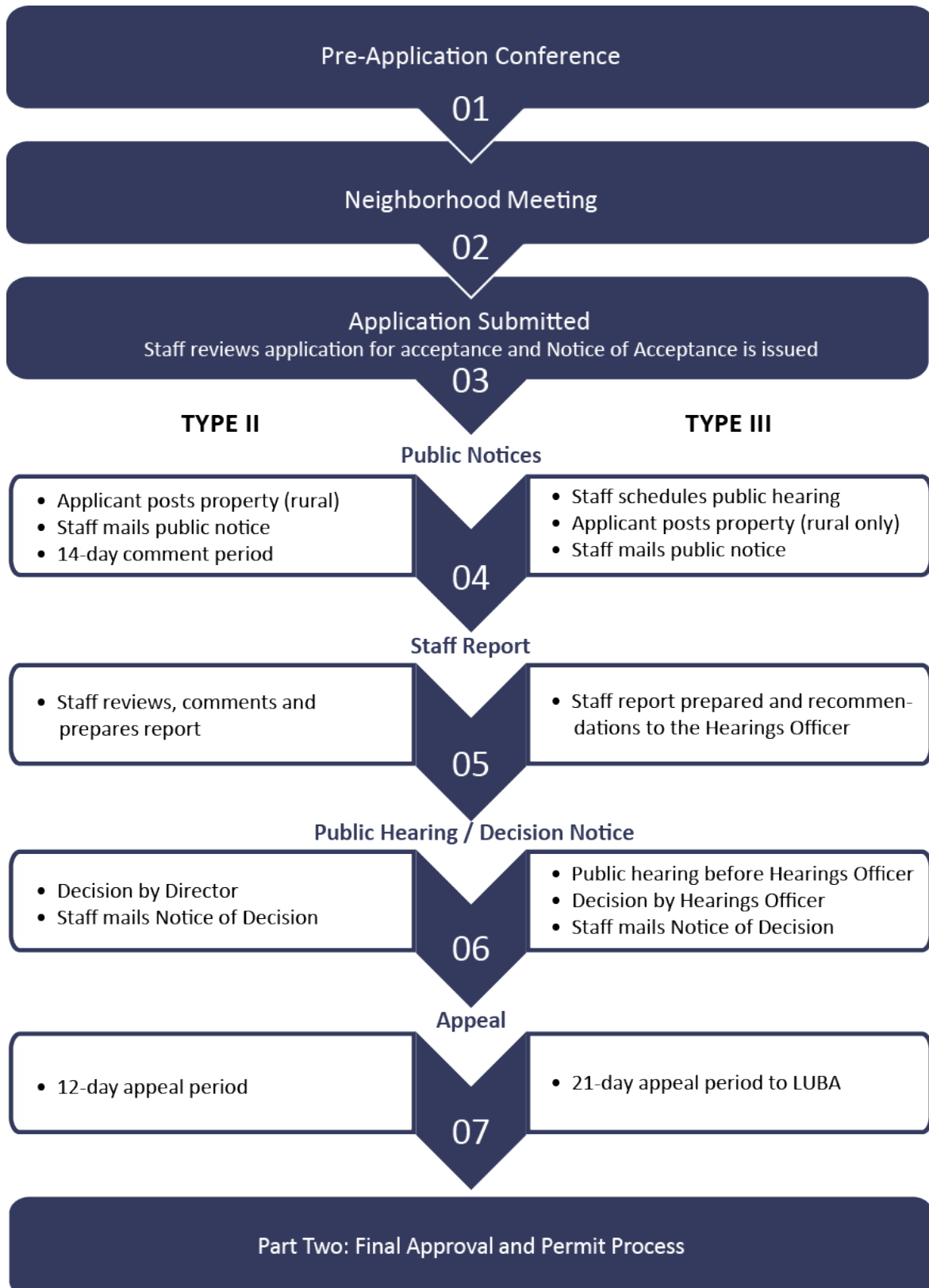
Individuals who live in, or have a business in Washington County are members of the county's Community Participation Organization (CPO) program. To receive a free monthly CPO newsletter for your area, contact the CPO Office and request to receive either an electronic or paper newsletter. Consider signing up for the electronic copy which saves the CPO program funds. Subscribers will receive one monthly email informing that the CPO newsletter is posted online.

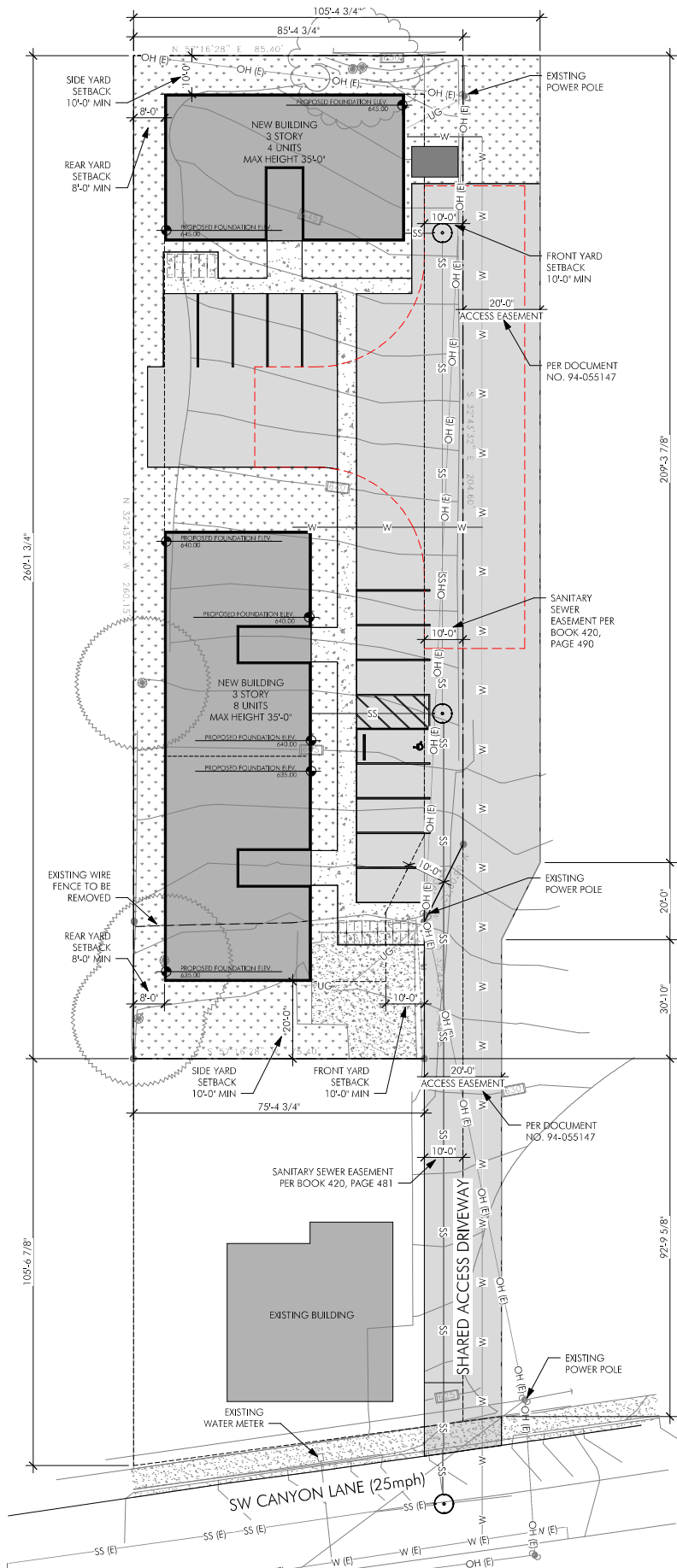
Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/>.

* Refer to Washington County Community Development Code section 203-3

Washington County Department of Land Use & Transportation

Summary of Type II & Type III Land Development Application Process (Attachment C)





* Adjacent Multnomah County is present.
Official owner data is required for 500'
from subject parcel. Contact Teri Heino at
Washington County if you have questions.
cetera_heino@washingtoncountyor.gov 503-846-3834

*R&O 2006-20
* MAILING LIST CREATED ON: 04/12/2024
LIST EXPIRES ON: 05/27/2024
BY TERI HEINO, WASHCO LUT
12 ATTACHED DWELLING UNITS 1S101DD00900

*APP NOTE
* SUBMIT LAND USE APPLICATION
WITHIN 180 DAYS OF MEETING.
* IT IS OK TO ELIMINATE INCOMPLETE
AND DUPLICATE ADDRESSES

1S112AA00401
ALBERTI LIVING TRUST
BY ALBERTI, JASON & PIA TRS
6610 SW CANYON LN
PORTLAND OR 97225

1S112AA00600
ANDERSON CANYON LANE LLC
BY ANDERSON, SUZANN
12766 SW DICKSON ST
TIGARD OR 97224

1S112AA00900
APPLEBEE, EMMETT & DIANE APPLEBEE TRUST
6700 SW CANYON TER
PORTLAND OR 97225

1S101DD01300
BERTASSONI, LUIZ E
BUSSE, NATASHA
6601 SW CANYON DR
PORTLAND OR 97225

1S112AA08300
BILLS, DAVID DUANE
6722 SW CANYON TER
PORTLAND OR 97225

1S101DD01500
BOGGS, ETHEL L
PO BOX 968
NORTH PLAINS OR 97133

1S101DD00501
BOVARNICK, PAUL S &
WALLER, NAN G
2323 SW 64TH AVE
PORTLAND OR 97221

1S101DD00502
BOVARNICK, PAUL S &
WALLER, NAN G
2323 SW 64TH AVE
PORTLAND OR 97221

1S112AA00200
BRIGHT, CHRISTOPHER
BRIGHT, ALIA
6645 SW CANYON DR
PORTLAND OR 97225

CPO1
BRUCE BARTLETT / VIRGINIA BRUCE
3270 NW KINSLEY TER
PORTLAND OR 97229

1S112AA00500
BUTLER, KYLE
GILLEN, TARA
6612 SW CANYON LN
PORTLAND OR 97225

1S101DD00500
CANYON CREEK HOMEOWNERS
ASSOCIATION, INC
BY PAUL LATTIN
6260 SW SHERIDAN ST
PORTLAND OR 97225

1S112AA00100
CANYON DRIVE APARTMENTS LLC
PO BOX 25701
PORTLAND OR 97298

1S101DD00700
CANYON LANE OREGON PROPERTIES LLC
5427 NW 132ND AVE
PORTLAND OR 97229

BEAVERTON
CITY OF BEAVERTON - COMMUNITY DEV
PO BOX 4755
BEAVERTON OR 97076

PORTLAND
CITY OF PORTLAND DEV SVCS
1900 SW 4TH AVE, STE 5000
PORTLAND OR 97201

WASHCOMM
COMMUNICATIONS - (Attn: Melissa De Lyser)
155 N 1ST AVE, STE 250, MS # 16
HILLSBORO OR 97124

CPOPROGRAM
CPO COORDINATORS MS # 20
155 N 1ST AVE, STE 370
HILLSBORO OR 97124

CPO3
CPO3
8630 SW CECILIA TER
TIGARD OR 97223

1S112AA08200
FAGAN, BARBARA H
6718 SW CANYON TER
PORTLAND OR 97229

1S112AA08500
GODWAL, YOGESH
6732 SW CANYON TER
PORTLAND OR 97225

1S101DD01200
JOHNSON, THOMAS R
6605 SW CANYON DR
PORTLAND OR 97225

1S112AA01200
KIM, ESTHER S
HARVIE, RYAN B
6740 SW CANYON TER
PORTLAND OR 97225

1S101DD01800
KNOLL WEST PROPERTIES LLC
BY CARLA PROPERTIES LTD
633 NW 19TH AVE
PORTLAND OR 97209

1S101DD01900
KNOLL WEST PROPERTIES LLC
BY CARLA PROPERTIES LTD
633 NW 19TH AVE
PORTLAND OR 97209

1S101DD02000
KRYSZEK, JAKOB REVOCABLE TRUST
BY COLUMBIANKNIT INC
5200 SE HARNEY DR
PORTLAND OR 97206

1S101DD00403
LANSING, JOHN Y JR
6506 SW RAAB RD
PORTLAND OR 97221

1S112AA08400
LOCKE, NANCY ROSE
PHILLIPS, JASON EVAN
6726 SW CANYON TER
PORTLAND OR 97225

WASHCO
LUT DIRECTOR (in c/o Anne Elvers)
155 N 1ST AVENUE, #350-13
HILLSBORO OR 97124

1S112AA00300
LYKE, CHRISTOPHER J & JENNIFER E
6635 SW CANYON DR
PORTLAND OR 97225

1S101DD00600
MACH I INVESTMENTS LLC
2454 NW WESTOVER RD UNIT A404
PORTLAND OR 97210

1S101DD01400
MACH I INVESTMENTS LLC
2454 NW WESTOVER RD UNIT A404
PORTLAND OR 97210

1S101DD00300
MATHEWS, CHARLOTTE
AVALOS, TEDDE
MATHEWS, WENDE, ET AL
2120 CARLYLE DR
LAS CRUCES NM 88005

1S112AA08000
METTILLE, EDWARD & JILL A
6710 SW CANYON TER
PORTLAND OR 97225

1S112AA08100
MILLER, KELLY ANN LIVING TRUST
6714 SW CANYON TER
PORTLAND OR 97225

MULTCOROW
MULT CO TRANSP PLANNING DEV
1620 SE 190TH AVE
PORTLAND OR 97233

MULTCO
MULTNOMAH CO. PLANNING/LAND DEV.
1600 SE 190TH AVENUE
PORTLAND OR 97233

1S112AA01000
NAONE, BARRY & KALISTA FAMILY TRUST
22615 SW ULSKY RD
WEST LINN OR 97068

ODOT1
ODOT_R1_DevRev@odot.state.or.us
123 NW FLANDERS ST
PORTLAND OR 97209

1S101DD01601
OREGON DEPT OF TRANSPORTATION
FINANCIAL SERVICES
355 CAPITOL ST NE, RM 434
SALEM OR 97301

UPAABEAVERTO
PLANNING DIRECTOR
PO BOX 4755
BEAVERTON OR 97076

1S101DD01100
POINTER, JAMES R JR & LORRAINE A
POINTER, THOMAS L & DIANE
8755 NW IRVING ST
PORTLAND OR 97229

1S101DD01000
POINTER, THOMAS L & DIANE
8225 SW BROOKRIDGE ST
PORTLAND OR 97225

SDPORTLAND
PORTLAND SCHOOL DISTRICT
501 N. DIXON
PORTLAND OR 97227

1S101DD00200
RAAB, PAUL & ANNETTE
6505 SW RAAB RD
PORTLAND OR 97221

1S101DD01600
REINMILLER, GEORGE C
521 SW CLAY #200
PORTLAND OR 97201

1S101DD00800
RULEAUX, TANNIA JANETTE & JEROD JAMES
6605 SW CANYON LN
PORTLAND OR 97225

1S101DD01802
SLK PROPERTY LLC
2100 SW CAMELOT CT
PORTLAND OR 97225

1S101DD00900
SYLVIA PDX LLC
2234 NW 24TH AVE
PORTLAND OR 97210

1S112AA00502
THOMPSON, JASON & KELLIN
6683 SW CANYON DR
PORTLAND OR 97225

TVFR
TV FIRE & RESCUE
11945 SW 70TH AV
TIGARD OR 97223

1S101DD00400
WALLER, NAN
BOVARNICK, PAUL
2323 SW 64TH AVE
PORTLAND OR 97225

1S101DD00402
WALLER, NAN
BOVARNICK, PAUL
2323 SW 64TH AVE
PORTLAND OR 97225

1S112AA00700
WEBB, SARAH BRODY
6685 SW CANYON DR
PORTLAND OR 97225

1S112AA00800
WELBORN, JODY M
COWAN, JOHN L III
6687 SW CANYON DR
PORTLAND OR 97225

WDWESTSL
WEST SLOPE WATER DIST.
PO BOX 25140
PORTLAND OR 97298

1S112AA00400
WILLIAMS, BRANT & LISA K
6675 SW CANYON DR
PORTLAND OR 97225

1S112AA01201
WILSON, BRANDON
6780 SW CANYON TER
PORTLAND OR 97225

1S101DD00401
WISE, SHANNON ALEXA TRUST
HUMPHREY, LORI JEAN TRUST
6510 SW RAAB RD
PORTLAND OR 97221

1S112AA03500
ZEIGLER, ROBERT S & CRISSAN S
6701 SW CANYON CREST DR
PORTLAND OR 97225

Follow Up Information

6603 SW Canyon Lane, Portland Oregon

Additional information for the Neighborhood Review Meeting on May 28, 2024.

Land Use Designation R-24

Lot Size 0.5 acres (27,780 sf)

We look forward to sharing the project with you.

Follow Up Information

6603 SW Canyon Lane, Portland Oregon

Additional information for the Neighborhood Review Meeting on May 28, 2024.

Land Use Designation R-24

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Land Use Designation R-24

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We look forward to sharing the project with you.

MEETING NOTICE

PROPOSAL, PROVIDE 12 APARTMENT UNITS.

MEETING DATE: MAY 28, 2024 - TUESDAY ONLINE PER LINK BELOW

TIME: 6:00 PM

<https://us06web.zoom.us/j/84794974224?pwd=n83jLIWjMAHDuPhw>

BZWgN7utF6m8Y2.1

Call In: 1-253-205-0468 Meeting ID: 847 9497 4224 Passcode: 862394

CONTACT: FRANK STOCK 503-221-2900 info@wdcproperties.com

APPLICANT NOTE:

Upon completion, submit this form with your Current Planning development application
Attachment E

NEIGHBORHOOD MEETING AFFIDAVIT OF POSTING NOTICE

Name of Applicant Frank Stock

Subject Property: Tax Lot(s) 1S101DD00900 Tax Map(s) _____

Address or General Location: 6630 SW Canyon Lane

I, Frank Stock, do swear or affirm that I am (represent) the party initiating
interest in a proposed multi family development
affecting the land located at 6630 Canyon Lane
and that pursuant to R&O No. 2006-20, did on the 6th day of May, 2024
personally post the notice indicating that the site may be proposed for a landuse
_____ application.

The sign was posted at on the property of the easement facing Canyon Lane
(Location of sign on property)


☒ Map attached showing approximate sign notice location. (check if attached)

This 11 day of June, 2024


Signature

Subscribed and sworn to, or affirmed, before me this 11th day of JUNE, 2024.




Notary Public for the State of OREGON.
County of MULTNOMAH.

My Commission expires: July 20, 2025

28 May 2024

Neighborhood Meeting for the land use application at 6630 SW Canyon Road for a new Multi Family Development.

Meeting was held electronically via the Zoom platform, the list of participants are listed below:

Frank Stock, owner representative

Gene Bolante, architect

The following are the neighborhood participants:

Natash Busse

503-297-4008

503-804-8143

Tara Gillen

Emily Reed

Carol Helebuyck

La Mar

503-807-8109

503-765-0256

Jennifer Lyke

Thomas Pointer

luizbertassoni@gmail.com

blfisher503@gmail.com

A zoom meeting was conducted at 6:02PM, Gene Bolante provided an overview of the project which included the description of the project, a new 12 unit multi family development.

1. Parking is a big concern, need more parking. Design team indicated they would review with the owner.
2. Health concerns brought up by adjoining neighbor, fearful his natural light will be blocked, the new building will block fresh air.
3. Will this development jeopardize the existing utilities. Will it create a shortage for the neighbors? The design team indicated it would not, the City always ensures this type of issue is never created.
4. Concerns of construction noise, the owners representative indicated they would work with the adjoining neighbors and let them know what the schedule is.
5. Easement, questions came up about it's validity and does this development have the right to utilize it. A copy of the easement was shared with some neighbors by another neighbor and it was determined the easement is legit.
6. Question was asked about affordable housing; the owner representative indicated the rents would be market rate and determined when the development was nearing occupancy. Affordable would be a consideration if Washington County provided tax rebates.
7. Questions came up about this development lowering property values. Owner's team said that's not typically the case, values usually increase.
8. Concern of building a nice apartment project will raise rents on the existing apartments in the neighborhood. Owner's team had no response.
9. Mel Sagar who owns the adjoining apartments and townhomes was in favor of the project.
10. Asked when construction could start, owners representative responded with mid 2025.
11. Neighbors already concerned with speeding drivers on Canyon Lane, asked about installing speed bumps, to which other neighbors opposed.
12. Inquired if there are any trees on the easement, design team responded there should not be any based on the most recent survey of the site we have.
13. A neighbor asked if the new development will be dog friendly to provide outdoor dog areas, design team indicated they would pass this along to the ownership.
14. Inquired if driveways and parking would be gravel, design team responded all new construction would be paved and properly drained.
15. Asked about fencing and if it would be provided. Design team responded indicating the zoning code may require but the owner would most likely install. Owner would work with adjoining neighbors especially if a fence already exists.
16. Neighbors discussed having the City place "NO PARKING SIGNS" at SW Canyon, where RV's and abandon cars often occur.
17. Neighbor asked if an onsite manager would be provided, owner representative indicated they would not.

Meeting was adjourned at 7:36PM

Gene Bolante

From: Frank Stock <fstock@wdcproperties.com>
Sent: Thursday, May 30, 2024 9:19 AM
To: Gene Bolante
Subject: Fw: To Frank Stock, RE: Canyon Dr. 12 Unit Proposal

Frank Stock
Vice President of Construction
WDC CONSTRUCTION LLC
OR CCB#182796 / WA#WDCCOCL859JN
D: 503-270-8675 / Fax: 503-223-2567
fstock@wdcproperties.com
BTG IJN

From: David Jackson <davidj@ekoliving.life>
Sent: Wednesday, May 29, 2024 3:48 PM
To: Frank Stock <fstock@wdcproperties.com>
Subject: Fw: To Frank Stock, RE: Canyon Dr. 12 Unit Proposal

Regards,

David Jackson

Property Manager

Office Hours: 8:30 AM - 5:00 PM, M-F

Office Location: 2234 NW 24th Avenue – Portland, OR 97210

Mailing Address: PO Box 96068 – Portland, OR 97296

p. 503.221.2900 ext.1011 | **f.** 503-220-1900

davidj@ekoliving.life

From: Carol Hellebuyck <carol.hellebuyck@gmail.com>
Sent: Wednesday, May 29, 2024 3:44 PM
To: Information <info@ekoliving.life>
Subject: To Frank Stock, RE: Canyon Dr. 12 Unit Proposal

Frank:

This is Carol Hellebuyck. I attended your zoom meeting last night at 6pm, but had to leave due to my neighbors having a small crisis.

My concern for the information I was able to glean from the drawing and your comments is the **parking**. For 12 units, 12 parking units are not sufficient. There is no on-street parking on Canyon Lane nor on Canyon Drive close to that corner. If there will be 2 to 3 bedrooms for each unit, I would assume about 2 cars for each unit. And what about visitors?

I will forward my comments to the Washington County building permits people. I will also be commenting to the Tualatin Valley Fire & Rescue, as if people illegally park on the street, it will block their engines ability to get into the neighborhood.

Please put me on future meeting notices at this email address: carol.hellebuyck@gmail.com.

I hope you got through the rest of the meeting, as there were certainly some people who want you to find solutions to everything including global warming before you proceed. My concern for your project is focused on available parking for the residents.

Thank you.

Carol Hellebuyck

APPLICANT NOTE:


Upon completion, submit this form with your Current Planning development application
Attachment E

NEIGHBORHOOD MEETING
AFFIDAVIT OF MAILING

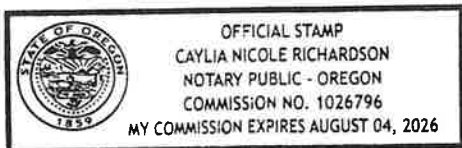
STATE OF OREGON)
)
County of Washington) ss


I, Gene Bolante, being duly sworn, depose and say that on the 3rd
day of May, 2024 I caused to have mailed to each of the persons on the attached
list a notice of a meeting to discuss a proposed development at 6630 SW Canyon Lane
, a copy of which notice so mailed is attached hereto and made a part
hereof.

I further state that said notices were enclosed in envelopes plainly addressed to said persons and were
deposited on the date indicated above in the United States Post Office with postage prepaid thereon.


Signature

Subscribed and sworn to, or affirmed, before me this 11 day of May, 2024.




Notary Public for the State of Oregon
County of Marion

My Commission expires: August 4, 2026

APPLICANT NOTE:

Upon completion, submit this form with your Current Planning development application
Attachment E

NEIGHBORHOOD MEETING

**AFFIDAVIT OF MAILING MEETING NOTES
TO THE COMMUNITY PARTICIPATION ORGANIZATION (CPO)**

STATE OF OREGON

)
) ss
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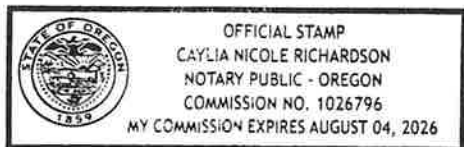
County of Washington

I, Gene Bolante, being duly sworn, depose and say that on the 11th
day of May, 2024 I caused to have mailed to CPO _____ the meeting notes
for the neighborhood meeting held on the 29th day of May, 2024
to discuss a proposed development at 6630 SW Canyon Lane,
a copy of the meeting notes so mailed is attached hereto and made a part hereof.

I further state that said meeting notes were enclosed in envelopes plainly addressed to CPO _____
and were deposited on the date indicated above in the United States Post Office with postage prepaid
thereon.

Signature

Subscribed and sworn to, or affirmed, before me this 11th day of May, 2024.



Caylia Po
Notary Public for the State of Oregon
County of Mason

My Commission expires: August 4, 2026

BRAND

Land Use

October 9, 2025

To:

Washington County Hearings Officer

Washington County Land Use and Transportation Department

Re: Support for Approval — Canyon Lane Apartments, Casefile L2500028-D(R)/A

Dear Hearings Officer,

The State of Oregon has a compelling interest in ensuring that needed housing projects consistent with local zoning and statewide housing policy are not denied due to technical or dimensional barriers that make compliance physically impossible.

This project, proposing 12 attached multifamily dwellings on a 0.50-acre site zoned R-24, represents the very type of infill housing the State has identified as essential to meeting Oregon's housing needs. The development is consistent with the allowed and required density range for this zone, 19 to 24 units per acre per Washington County CDC §306-6.2, which equates to a minimum of 10 units and a maximum of 12 units on this parcel. The applicant's proposal for 12 units is precisely within that range and aligns with the County's adopted comprehensive plan and zoning.

State Policy Context — Needed Housing and SB 1537

Under ORS 197.303(1), multifamily housing in urbanizable areas is defined as “needed housing.” As such, Oregon law requires that such applications be reviewed under clear and objective standards that do not impose unreasonable cost or delay (ORS 197.307(4)). Local governments may apply standards only if they are feasible and proportionate to the impacts of the development.

The Oregon Legislature, through Senate Bill 1537 (2024), reaffirmed the State's commitment to removing regulatory barriers that prevent production of needed housing. While SB 1537 specifically focuses on lands incorporated within cities, the underlying intent, to ensure that local regulations do not preclude needed housing where the zoning

allows it, is directly relevant here. This property is already zoned for high-density residential development, and the proposal conforms to that zoning.

Denying this project because the existing legal access easement is 20 feet wide rather than 24 feet, when the County's own fire authority has confirmed it is safe, would directly contradict the spirit of SB 1537 and the mandates of ORS 197.307. Oregon's housing crisis requires flexible, reasonable implementation of local standards to ensure that housing the State has already planned for can actually be built.

Constitutional and Statutory Takings Concern

More critically, a denial based solely on the width of the access easement would create a regulatory takings issue under Article I, Section 18 of the Oregon Constitution and the Fifth Amendment to the U.S. Constitution, as interpreted in *Lucas v. South Carolina Coastal Council* (1992) and *Penn Central Transportation Co. v. New York City* (1978).

The County's R-24 zone requires a minimum density of 10 dwelling units and allows up to 12 units on this 0.50-acre parcel. A development of fewer units, such as a single dwelling or duplex, would not meet the required minimum density and is not a permitted use in this zone. Therefore, denial based on a standard that cannot physically be met within the property's legal access rights would deprive the property of all economically viable use consistent with its zoning, constituting a taking.

Oregon courts have repeatedly held that when compliance with one standard makes compliance with another impossible, and no relief mechanism is granted, a taking occurs (*DLCD v. City of St. Helens*, 138 Or App 222 (1995)). The Washington County Community Development Code provides a remedy precisely for these situations, allowing dimensional relief when strict application creates an unnecessary hardship.

Traffic Safety and Access Functionality

The applicant's traffic engineer has demonstrated that the project will generate approximately 75 average daily trips, with fewer than six peak-hour trips, on Canyon Lane, which currently carries 1,316 ADT at 21 mph with no crash history in five years. Tualatin Valley Fire & Rescue has reviewed the proposal and confirmed that a 16-foot clear access width is sufficient for emergency operations. With appropriate conditions, such as "No Parking" signage and painted curbs, the 20-foot easement will safely accommodate two-way traffic.

Thus, the proposed design is both safe and consistent with the intent of the access standards in CDC §413-3.2.

Conclusion

- The property is zoned R-24 and must develop between 10 and 12 units to comply with local law.
- The proposed 12-unit project is needed housing under ORS 197.303 and must be reviewed under clear and objective standards consistent with ORS 197.307.
- The 20-foot access easement is a pre-existing legal constraint, not self-created.
- Fire and traffic safety standards are met, and the County has the authority to approve this design with reasonable conditions.
- Denying the application based solely on the 24-foot standard would render the property undevelopable under its zoning and raise significant takings concerns.

For these reasons, the applicant's team respectfully urges the Hearings Officer to approve the application, incorporating staff's recommended conditions of approval. This approach is legally sound, aligns with Oregon's housing policy, and ensures this needed housing can move forward.

Thank you for your thoughtful consideration of this matter.

Respectfully submitted,

A handwritten signature in black ink, reading "B. Randall". The signature is stylized with a large, looped "B" and a cursive "Randall".

Britany Randall
Owner & Principal Planner
BRAND Land Use, LLC